

TOWNSHIP OF DRYDEN

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TO: Tax Policy Committee

FROM: Tina Papineau, Dryden Township Supervisor/Assessor

DATE: January 21, 2014

SUBJECT: House Bills 5172 & 5173

Dear Representatives,

I have read the proposed house bills 5172 and 5173. They are not practical or fair. I am a Supervisor and an Assessor. (Supervisor's are the Chief Assessing Officers in Townships.) In the State of Michigan, we rely on property taxes as a source of revenue.

As an Assessor you are to inventory all real and personal property within the unit. Do you realize how hard it would be if we needed written permission to enter every property in the Township? Fair and equal property assessments could not be obtained without entering properties. If property owners denied access and we could not put any additions or improvements on how would that be fair and equal taxation.

We have a lot of wooded property in my Township, what if my neighbor built an 120' x 60' pole barn and because they did not obtain a permit, would not write a letter of permission for the assessor to enter their property, and it could not be seen from the road, the assessor could not add it to the assessing roll. What if they applied for a building permit for a new single family dwelling and would not give written permission to enter the property, what can I add to the assessing roll at that point? Can we estimate from the road or from aerial maps? The legislation says that the assessment cannot be increased if they decline the request for an inspection.

The assessing guidelines also suggest that 20% of an assessing unit should be re-appraised every year. For example, in a unit with 2,500 parcels you would have to get 500 written approvals to enter the properties and measure. As a practice I always go to the front door and knock and tell the owners who I am and give them my business card and explain that I am there to measure. When doing a re-appraisal we measure everything from the outside and confirm what is on the interior with the owner or resident. If no one is home I leave a card in the door and let them know that I have measured their home.

Although when I wrote an email to Representative Genetski, he responded that "The bills in question deal chiefly with interior inspections of private homes, and the steps that would be

necessary to go inside a person's private home..." These bills say "An assessor shall not enter any parcel of real property...", and they do not reference a specific property class.

I have not even addressed the potential problems in these bills that deal with the Agricultural, Commercial, Industrial and Personal Property classes.

I realize something must have happened for someone to start this legislation but do you realize it is still in the elected official's power to hire and fire an assessor?

What if every parcel owner in a unit submitted a letter denying?

Is this fair and equal taxation?

This legislation should not be passed.

Respectfully,

Tina Papineau
Dryden Township Supervisor

Cc: Michigan Townships Association
Representative Kevin Daley